REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **September 10, 2015** **TIME: 9:40 a.m.**

File Number: **B63/15**

Applicant: **Estate of Cyril Little**

Subject Lands: TOWN OF ERIN – Part Lot 15, Concession 9

Proposal is a request for consent to convey fee simple for a proposed severance 0.59 hectares (1.46 acres) with 100m frontage in the TOWN OF ERIN – Part Lot 15, Concession 9, vacant land for proposed rural residential use; retained lands are 40.6 hectares (100.3 acres).

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Town of Erin – in support of application – land designated Prime Agricultural under Town of Erin OPA – however – County OPA (OPA 81) has changed designation to Secondary Agricultural; Town has not brought into conformity; conforms to zoning; conditions to apply

County Planning - notice cards were posted at time of site visit; satisfied that MDS1 requirements are met; consistent with Provincial Policy and generally conforms to County Official Plan – Secondary Agricultural; previous severance – were advised this was natural severance due to location of deviation road;

Conservation Authority (Credit Valley) – no concerns with application; Species at Risk – three butternut trees located during site visit – should be mapped to determine whether proposed development or site alteration encroaches upon it or associated vegetation protection zone; permit from CVC may be required prior to issuance of Building Permit

MNRF – can confirm multiple observations on subject property for Butternut trees; recommended trees be identified first to ensure no Butternut trees impacted

Others: Wendy Parr (15 William Rex Crescent, Erin, ON N0B 1T0) - concerns – flooding, light and noise pollution; increased traffic; wildlife loss; damage to natural environment and loss of ecological integrity; attached list of neighbours that concur with objection; **request notification of consideration and decision**

PROPOSED CONDITIONS of APPROVAL

1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
2) THAT the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B63/15.
3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Owner provides written confirmation from a licensed septic installer that the existing septic system is functioning properly and the required setbacks from property boundaries are in compliance with the Ontario Building Code to the satisfaction of the Town of Erin; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition
6) THAT the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the owner satisfy the requirements of the Town of Erin concerning road widening conveyances along the frontage of the severed and retained parcel; and that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
9) THAT the Owner provide a survey confirming the location of the proposed entrance that should meet the standards outlined in the entrances by-law 10-47 to the satisfaction of the Town of Erin; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition

10) THAT the owner provide a predevelopment site drainage and grading plan to the satisfaction of the Town of Erin (denoting the existing lot elevations, proposed driveway, buildings/septic field location and existing overland flow together with proposed elevations and grading, demonstrating that drainage and grading do not impact on adjacent properties or trees noted for preservation); and that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

11) THAT the Applicant demonstrate the property does not contain an Endangered Species (*Butternut tree*) or that there is a suitable building envelope that will not impact the species at risk or receive the necessary development approvals from the Ministry of Natural Resources and Forestry to the satisfaction of the County of Wellington Planning Department ; and further that the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

August 27, 2015

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B63/15

APPLICANT

Estate of Cyril Little
c/o Eric Little
PO Box 9
Mossleigh AB T0L 1P0

LOCATION OF SUBJECT LANDS:

TOWN OF ERIN
Part Lot 15
Concession 9

Proposed severance is 0.59 hectares with 100m frontage, vacant land for proposed rural residential use.

Retained parcel is 40.6 hectares with 510m frontage, existing and proposed residential and agricultural use with existing house and barn.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 10, 2015**

AT 9:40 a.m. for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Applicant – Estate of Cyril Little** **Agent – JL Cox**
Other: Wendy Parr (15 William Rex Crescent, Erin, ON N0B 1T0)

RECEIVED
AUG 1 2 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B63/15

APPLICANT

Estate of Cyril Little
c/o Eric Little
PO Box 9
Mossleigh AB T0L 1P0

LOCATION OF SUBJECT LANDS

TOWN OF ERIN
Part Lot 15
Concession 9

Proposed severance is 0.59 hectares with 100m frontage, vacant land for proposed rural residential use.

Retained parcel is 40.6 hectares with 510m frontage, existing and proposed residential and agricultural use with existing house and barn.

RECEIVED
JUL 1 4 2015
TOWN OF ERIN

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 3-02600

Does this description reasonably describe the parcel holdings? YES(x) NO( )

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES( ) NO(x)

What Section(s) does it conform to or contravene? (Please specify)
the land is designated Prime Agricultural under the Town of Erin Official Plan. However, the County Official Plan review (OPA 81) has changes the designation to Secondary Agricultural. Town OfficialPlan has not been brought into conformity with the County Official Plan.

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [x] NO [ ]

(Please Specify) _____

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [x] NO [ ]

(Please Specify) _____

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A( ) or **Minor Variance** YES( ) NO( ) N/A( )

Is proposal on an opened maintained year-round public road YES(x) NO( )
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify _____

_____

Is the Proposed Lot(s) serviced now by Municipal Water YES( ) NO(x)

Is the Retained Lot serviced now by Municipal Water YES( ) NO(x)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES( ) NO(x)

Is the Retained Lot serviced now by Municipal Sewers YES( ) NO(x)

Is there a **Capital Works Project** underway to service these lots in the near future YES( ) NO(x)

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B63/15

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [x] NO [ ]

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

Is the Municipality in support of this application? **YES(x) NO( )**

What Conditions, if any, are requested by the Municipality if the Consent is granted?

See attached

Does the Municipality request a Notice of the Decision? YES(x) NO( )

SIGNATURE _____

TITLE: Building and Planning Assistant

ADDRESS: 5684 Trafalgar Road, Hillsburgh ON

DATE: August 10, 2015

Corporation of the Town of Erin
5684 Trafalgar Road
RR2 Hillsburgh ON N0B 1Z0
(519) 855-4407 Ext. 240 Fax: (519) 855-4281
EMAIL: Jessica.wilton@erin.ca

Severance Application Recommendation

To: County of Wellington Land Division Committee
From: Jessica Wilton, Building & Planning Assistant
Date: August 10, 2015
Applicant: Estate of Cyril Little c/o Eric Little
Location: Part Lot 15, Concession 9
File: B63/15

Official Plan: Prime Agricultural, Core Greenlands and Greenlands
Zoning: A - Agricultural and EP2 - Rural Environmental Protection

Recommendation: The Town of Erin relies on the County of Wellington to confirm compliance with Minimum Distance Separation Formulae. The Town of Erin requests that the following conditions of approval be required. The Town of Erin will file clearance of these conditions with the Secretary-Treasurer of the Committee of Adjustment once the conditions have been fulfilled.

1. That the owner provides written confirmation from a licensed septic installer that the existing septic system is functioning properly and the required setbacks from property boundaries are in compliance with the Ontario Building Code.

2. That the owner pay parkland dedication and satisfy any other requirements of the local municipality, financial and otherwise to which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.

3. Request a 3m road widening on the severed and retained parcels, anything beyond that is beyond the control of the applicant.

1. Provide a survey confirming the location of the proposed entrance that should meet the standards outlined in the entrances by-law 10-47.

2. That the owner provide a predevelopment site drainage and grading plan to the satisfaction of the Town of Erin, denoting the existing lot elevations, proposed driveway, buildings/septic field location and existing overland flow together with proposed elevations and grading, demonstrating that drainage and grading do not impact on adjacent properties or trees noted for preservation.

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

RECEIVED
JUL 29 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B63/15
Location	Part Lot 15, Concession 9 TOWN OF ERIN
Applicant/Owner	Estate of Cyril Little c/o Eric Litttle

PLANNING OPINION: This application would sever a vacant 0.6 ha (1.5 ac) rural residential lot in a Secondary Agricultural area. A 40.6 ha (100.3 ac) parcel would be retained with a dwelling and barn.

This application is consistent with Provincial policy and would generally conform to the Official Plan, provided that servicing can be accommodated and that the following matters are addressed as conditions of approval:

a) That any concerns of the Conservation Authority are addressed; and,
b) That safe driveway access can be provided to the Town's satisfaction.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Development and site alteration shall not be permitted on adjacent lands to significant woodlands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

With respect to MDS1, there is a barn within 260 m of the proposed lot. MDS1 Guideline 12 states that where there are "four, or more, existing non-farm uses closer to the subject livestock facility and in immediate proximity to the current application, MDS1 will not be applied". Given the nearby lots in the urban area, we are satisfied that MDS1 should not be applied to this barn.

There is also a barn on the retained lands. A Farm Data Sheet was provided and we have completed the necessary calculations (attached). We are satisfied the MDS1 requirements from this facility have been met.

GREENBELT PLAN: The subject property is within the Natural Heritage System and the Protected Countryside. There are significant woodlands (which are a key natural heritage feature) in proximity to the proposed lot. A minimum 30 m wide vegetation protection zone is required from the feature and it has been reflected on the Survey Sketch.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS and CORE GREENLANDS. The Greenlands Systyem designations protect significant wetlands and woodlands.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

a) The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;
b) The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
c) The lot has access to an open public road;
d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
e) The residential use is compatible with surrounding development;
f) The use is well removed from any settlement boundary;
g) The lands have been owned by the applicant for at least five years.

There is a previous severance indicated on the Survey Sketch. The applicant's planner advised that this was a natural severance due to the location of the deviation road.

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

We note that the proposed lot is within 1 km of Erin Village. In terms of the Urban Area Protection Policies, section 4.7.1 states that "this policy does not apply to prevent..... development of a minor nature which does not impede the efficient expansion of this urban area". We have no concerns in this regard.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal.....to accepted municipal standards" d) "that all lots will have safe driveway access to an all-season maintained public road".

LOCAL OFFICIAL PLAN: The subject property is designated Prime Agricultural, Core Greenlands and Greenlands. We note that the Prime Agricultural designation was changed to Secondary Agricultural on this property during the Official Plan Review (OPA 81). The Town's Plan has not yet been brought into conformity with the County Plan.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A) and Rural Environmental Protection (EP2). Both lots would meet the applicable lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property was visited and photographed on July 27, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
July 28, 2015

Attachment: MDS1 Calculation 9535 Dundas St. W

Minimum Distance Separation I (MDS I) Report

Application Date: 28-Jul-2015
File Number: B63/15

Preparer Information
Sarah Wilhelm

Applicant Information
Unspecified

County of Wellington

Calculation #1

Adjacent Farm Contact Information
Estate of Cyril Little
9535 Dundas St. W.
ON, Canada

Farm Location
County of Wellington
Town of Erin
Geotownship: ERIN
Concession: 9
Lot: 15

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Heifers Large Frame (182 - 545 kg) (eg. Holsteins); Deep Bedded	17	8.5	111 m²

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 23.5 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 385
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 9

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	208 m (681 ft)	281 m (922 ft)
Distance from nearest permanent manure/material storage 'S':	208 m (681 ft)	281 m (922 ft)

Signature of Preparer: _____ Date: JULY 28, 2015
Sarah Wilhelm

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Ontario

August 5, 2015

County of Wellington
Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

Attention Deborah Turchet, Secretary-Treasurer

RECEIVED
AUG - 6 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

Re: **CVC File No. B 15/063**
Your File No. B063/15
Estate of Cyril Little
9535 Dundas Street West
Part of Lot 15 Concession 9
Town of Erin

Staff of Credit Valley Conservation (CVC) has now reviewed the above-noted application and we provide the following comments for your consideration:

PROPOSAL:
The purpose of this Consent Application is to sever 0.59 hectares with 100m frontage, vacant land for proposed residential use.

The retained parcel is 40.6 hectares with 510m frontage, existing and proposed residential and agricultural use with existing house and barn.

SITE CHARACTERISTICS:
The subject property contains the following site characteristics:

REGULATED AREA:
The subject property is located partially within the Regulated Area. A permit may be required from CVC for any grading or construction works within this area.

WETLAND:
The subject property is partially within the Provincially Significant West Credit Wetland Complex. Wetlands are diverse and productive ecosystems that are hydrologically significant to a watershed. CVC does not support new development in wetlands, including buildings, structures, driveways, septic systems, ponds...etc. An Environmental Study Report may be required for new development located adjacent to wetlands, depending on potential impacts.

GREENLANDS:
The subject property is partially within an area designated as Greenlands by the County of Wellington. It is the policy of the County of Wellington to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands.

PROVINCIAL GREENBELT:
The entire property falls within the Protected Countryside of the Greenbelt Plan Area and is entirely designated as part of its Natural Heritage System.

COMMENTS:
Based on our review of this application, CVC staff has determined that the proposed severance is setback sufficiently from the above-noted natural features. On this basis, CVC has no concerns with this application for consent and no objection to its approval by the Committee at this time.

Species at risk are known for the area. The proponent should contact the local district MNRF office (Guelph) to request a species at risk screening for his/her project in order to identify any concerns related to species at risk and associated significant habitat. Inquiries can be directed to graham.buck@ontario.ca. In particular three butternuts were located during the site visit on April 1st 2015 with CVC along 8th line, south of Dundas Street West and several others have been noted in previous field work on the property. Under the Greenbelt Plan the *significant habitat of engendered species* should be mapped to determine whether the proposed development or site alteration encroaches upon it or its associated vegetation protection zone.

It should be noted that a permit from CVC may be required prior to the issuance of a Building Permit from the Town of Erin in order to authorize development on the severed parcel and retained parcel.

We request to be notified of the Committee's decision in relation to this application.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x. 245).

Sincerely,

Suzie Losiak
Planner

Cc: **Town of Erin**

J.L. Cox Planning Consultants Inc.
350 Speedvale Avenue West,
Unit 6
Guelph, Ontario
N1H 7M7

Ministry of Natural Resources and Forestry

Ministère des Richesses naturelles et des Forêts

Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Telephone: (519) 826-4955
Facsimile: (519) 826-4929

Ontario

RECEIVED
AUG 1 1 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

August 11, 2015

Jana Poechman, Land Division Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street, Guelph
Ontario, N1H 3T9

Re: Estate of Cyril Little Consent Application (File No: B63/15) – Part of Lot 15, Concession 9, on attached sketch for severance application – Town of Erin, County of Wellington – MNRF Comments.

Hi Jana,

The Ministry of Natural Resources and Forestry (MNRF) Guelph District Office can confirm receipt of the Estate of Cyril Little application for consent (File No: B63/15). County Planning Staff have requested that the MNRF review the application for any species at risk information that may be relevant for the subject property. The MNRF has had an opportunity to review the species information and records for the area, and can offer the following technical comments for consideration.

It is understood that the proposed consent will create a new 0.59 ha lot, and retain a 40.6 ha lot. The application notes that the severed lot is vacant and proposed for rural residential use. The retained lot has an existing house and barn, is used for residential and agricultural purposes, and it is understood that further residential and agricultural uses are proposed.

MNRF Comments

The Ministry can confirm multiple observations on the subject property for Butternut trees. It would appear from air-photo review that there are several treed areas on the subject property that may include Butternut trees. Butternut is listed as endangered under the *Endangered Species Act* (ESA), and the species receives individual and general habitat protection under the Act.

Please be advised that the creation of a new lot (consent application) under the *Planning Act* would not require an authorization under the ESA. Any development or activities however, that would be permitted through the creation of a new lot (e.g. new single detached dwelling) may require an authorization under the Act if it would kill, harm, or harass a listed species, or damage or destroy protected habitat.

If any trees may be impacted to support development on the proposed retained or severed lots, it is recommended that they be identified first to ensure no Butternut trees will be impacted. This survey would help to inform the potential implications of the ESA.

Butternut is included under Section 23.7 of Ontario Regulation 242/08. Under Section 23.7, certain activities may be allowed that would impact Butternut trees, provided the requirements of the regulation are followed. It is also recommended that the regulation be reviewed and implemented by the landowner as appropriate if Butternut trees are present and will be impacted.

It is also recommended that the landowner be made aware that the ESA is dynamic legislation, which is updated periodically. The ESA may be amended as a result of species assessment and re-assessment, which can change the level of protection for species' and their habitats. More information about the ESA can be accessed on this webpage: http://www.ontario.ca/environment-and-energy/how-get-endangered-species-act-permit-or-authorization.

The Ministry hopes that the above technical comments on the ESA are of assistance. It may also be appropriate to provide these comments to the applicant for their review.

If further comment or clarification is required please contact the undersigned.

Regards,

TMcKenna

Tara McKenna, District Planner
Ministry of Natural Resources, Guelph District
1 Stone Road West
Guelph, ON, N1G 4Y2
Phone: (519) 826-4926

cc: Melinda Thompson, MNRF
Dave Marriott, MNRF
Mark Van Patter, County of Wellington

Wendy Parr
15 William Rex Crescent
Erin, ON N0B 1T0

July 20, 2015

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

Attn: Deborah Turchet, Secretary-Treasurer

Dear Deborah Turchet:

Re: FILE NO. B63/15

This letter is to give notice of objection to the APPLICATION for CONSENT FOR THE PROPOSED SEVERANCE of Part Lot 15, Concession 9, .59 hectares with 100m frontage, vacant land for proposed rural residential use.

The reasons for the objection are as follows:

Loss of ecological integrity
Damage to natural environment
Wildlife loss a) Habitat loss
b) Increased potential for human/wildlife encounters
Increased traffic
Noise pollution
Light pollution
Potential flooding issues

Appendix A includes a list of the recipients of the 'Notice of Application for Consent'. All signatures indicate that they have read this letter and concur with the above objections.

Thank you for your attention to this matter.

Wendy Parr

Wendy Parr, CPA, CGA, BComm (Hons)

Cc: Town of Erin, Credit Valley Conservation
Encl.

APPENDIX A

We, the recipients of the 'Notice of an Application for Consent' File No. B63/15 have signed this document as confirmation that we object to the proposed severance of Part Lot 15, Concession 9, .59 hectares with 100m frontage, vacant land for proposed rural residential use for the reasons stated in the attached letter dated July 20, 2015 to the County of Wellington Planning and Land Division Committee.

	Name	Address	Signature	Date
1	Nicolai Babic	12403 Eighth Line, RR#1 Georgetown ON L7G 4S4		
2	Kim Eun Young	5464 Eighth Line, RR #2 Erin ON N0B 1T0		
3	Christopher Barr	1 Erinwood Dr., RR #2, Erin, ON N0B 1T0		
4	John Denison	5443 Eighth Line, RR #2, Erin, ON N0B 1T0		
5	Roland Groenenberg	62 Dundas St W PO Box 902, Erin, On N0B 1T0		
6	Roger Scott	60 Dundas St W PO Box 274, Erin, ON N0B 1T0		
7	Thomas Rogers	1 Erin Heights Dr, RR #2 Erin ON N0B 1T0		7/19/15
8	Charles Brown	11 Delerin Cres, RR #2 Erin ON N0B 1T0		7/20/15
9	Timothy Box	15 Delerin Cres. RR #2 Erin ON N0B 1T0		
10	Curtis Marshall	19 Delerin Cres, RR #2 Erin ON N0B 1T0		
11	Christophger Zuppan	21 Delerin Cres RR #2 Erin ON N0B 1T0		
12	Agnes Craig	11 William Rex Cres Erin ON N0B 1T0		
13	Laurine Lynn	13 William Rex Cres RR #2 Erin ON N0B 1T0		7/19/15
14	Wendy Parr	15 William Rex Cres RR #2 Erin ON N0B 1T0		7/19/15
15	Christopher Bell	17 William Rex Cres RR #2 Erin ON N0B 1T0		
16	Paul Brennan	19 William Rex Cres RR #2 Erin ON N0B 1T0		
17	Donna Brennan	PO Box 67 Erin ON N0B 1T0		
18	Phyllis Tomkinson	11 Wesley Cres RR #2 Erin ON N0B 1T0		7/19/15
19	Michael Nolan	13 Wesley Cres RR #2 Erin ON N0B 1T0		7/19/15
20	Richard Armstrong	15 Wesley Cres RR #2 Erin ON N0B 1T0		7/19/15
21	Geoffrey Gordon	17 Wesley Cres RR #2 Erin ON N0B 1T0 Kathryn		7/19/15
22	Peter Howson	19 Wesley Cres RR #2 Erin ON N0B 1T0		
23	Carolyn McConnachie	17 Delerin Cres RR #2 Erin ON N0B 1T0		8/11/15
24	2116051 Ontario Inc.	6 Royal Wood Crt Etobicoke ON M9R 2T5		
25	Brian Stork	13 Delerin Cres RR #2 Erin ON N0B 1T0		07/20/15
26	Tracey Kipin	5023 Ninth Line RR #5 Georgetown ON L7J 4S8		

APPENDIX A

We, the recipients of the 'Notice of an Application for Consent' File No. B63/15 have signed this document as confirmation that we object to the proposed severance of Part Lot 15, Concession 9, .59 hectares with 100m frontage, vacant land for proposed rural residential use for the reasons stated in the attached letter dated July 20, 2015 to the County of Wellington Planning and Land Division Committee.

	Name	Address	Signature	Date
1	Nicolai Babic	12403 Eighth Line, RR#1 Georgetown ON L7G 4S4		
2	Kim Eun Young	5464 Eighth Line, RR #2 Erin ON N0B 1T0		
3	Christopher Barr	1 Erinwood Dr., RR #2, Erin, ON N0B 1T0		
4	John Denison	5443 Eighth Line, RR #2, Erin, ON N0B 1T0		
5	Roland Groenenberg	62 Dundas St W PO Box 902, Erin, On N0B 1T0		
6	Roger Scott	60 Dundas St W PO Box 274, Erin, ON N0B 1T0		
7	Thomas Rogers	1 Erin Heights Dr, RR #2 Erin ON N0B 1T0		
8	Charles Brown	11 Delerin Cres, RR #2 Erin ON N0B 1T0		
9	Timothy Box	15 Delerin Cres. RR #2 Erin ON N0B 1T0		
10	Curtis Marshall	19 Delerin Cres, RR #2 Erin ON N0B 1T0		
11	Christophger Zuppan	21 Delerin Cres RR #2 Erin ON N0B 1T0		
12	Agnes Craig	11 William Rex Cres Erin ON N0B 1T0	Agnes Craig.	19th July
13	Laurine Lynn	13 William Rex Cres RR #2 Erin ON N0B 1T0		
14	Wendy Parr	15 William Rex Cres RR #2 Erin ON N0B 1T0		
15	Christopher Bell	17 William Rex Cres RR #2 Erin ON N0B 1T0		
16	Paul Brennan	19 William Rex Cres RR #2 Erin ON N0B 1T0		
17	Donna Brennan	PO Box 67 Erin ON N0B 1T0		
18	Phyllis Tomkinson	11 Wesley Cres RR #2 Erin ON N0B 1T0		
19	Michael Nolan	13 Wesley Cres RR #2 Erin ON N0B 1T0		
20	Richard Armstrong	15 Wesley Cres RR #2 Erin ON N0B 1T0		
21	Geoffrey Gordon	17 Wesley Cres RR #2 Erin ON N0B 1T0		
22	Peter Howson	19 Wesley Cres RR #2 Erin ON N0B 1T0		
23	Carolyn McConnachie	17 Delerin Cres RR #2 Erin ON N0B 1T0		
24	2116051 Ontario Inc.	6 Royal Wood Crt Etobicoke ON M9R 2T5		
25	Brian Stork	13 Delerin Cres RR #2 Erin ON N0B 1T0		
26	Tracey Kipin	5023 Ninth Line RR #5 Georgetown ON L7J 4S8		

Wendy Parr
15 William Rex Crescent
519-833-7395

fax

TO:	Deborah Turchet, Secretary-Treasurer	FROM:	Parr, Wendy
FAX:	519-837-3875	PAGES:	Four
PHONE:	519-837-2600 x2170	DATE:	8/13/2015
RE:	FILE NO. B63/15	CC:	Town of Erin, Credit Valley Conservation

Dear Deborah Turchet: Attached please find comments related to the above file, along with signatures of recipients. Please send notification of the date and time of the consideration and notification of the decision of the County of Wellington Planning and Land Division Committee.

Thank you,

Wendy Parr